LOT 307
HERON ISLES #2 PB 7/218

BROWN JAMES & AUBREE
96388 STARFISH DR
YULEE, FL 32097

2026

37-3N-28-0740-0307-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

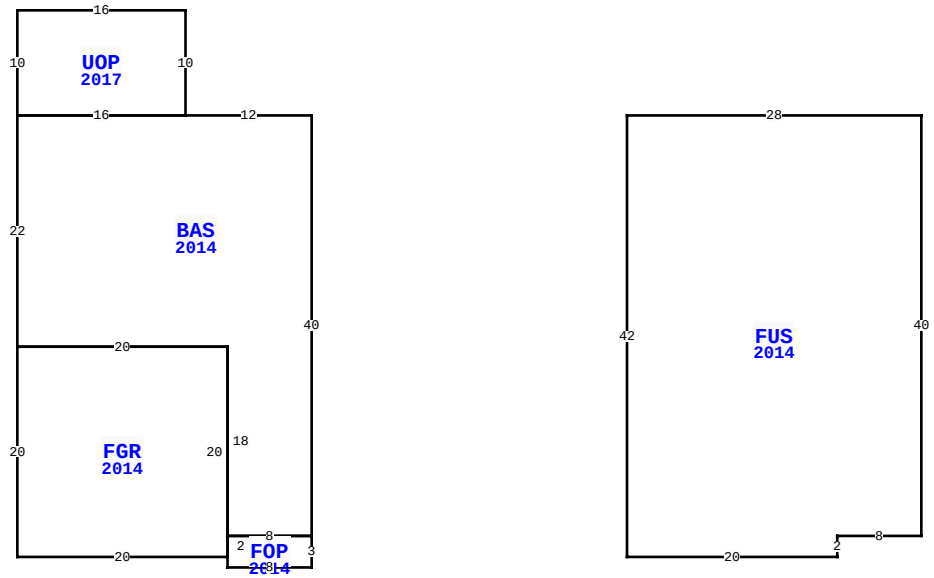
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	2014	760	84,173
FGR	400	55	2014	220	24,366
FOP	24	30	2014	7	775
FUS	1,160	100	2014	1,160	128,475
UOP	160	20	2017	32	3,544
TOTALS	2,504			2,179	241,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,179	111.6220	117.20	255,379	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2020 Heated Area: 1920 HX Base Yr 2020



96388 STARFISH DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,333
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		306,333
SOH/AGL Deduction		86,155
ASSESSED VALUE		220,178
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,767
TOTAL JUST VALUE		306,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C132700	CO ISSUED	0	03/01/2014
B1327700	NEW CONSTR	232,749	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/0700	2/08/2019	WD	Q	I	01	194,900
GRANTOR: ALLEN RICHARD W & GWE						
GRANTEE: BROWN JAMES & AUBRE						
1909/1992	3/28/2014	WD	Q	I	02	172,900
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: ALLEN RICHARD W & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 UOP=[YR=2017] N10 W16 S10 E16 $ W16 S22 FGR=[YR=2014] S20 E20 FOP=[YR=2014] S1 E8 N3 W8 S2 $ N20 W20 $ E20 S18 E8 N40 $ PTR= E30 FUS=[YR=2014] E28 S40 W8 S2 W20 N42 $ W30 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION — TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS